

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
September 09, 2014**

MEMBERS PRESENT: Joe Wise, Chairman
Jamie Povlich, Vice-Chairman
Brenda Clarke, Assistant Secretary
James Staton
Timothy Zajonc
Kevin Cole
Uwe Rothe

MEMBERS ABSENT: Greg Cox, Secretary
Jenny Brock
John F. Hunter

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Laura Edmonds, Administrative Coordinator
Matt Young, Planner
Tim Seaton, Construction Inspector
Allen Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

Commissioners unanimously approved an amended agenda removing the rezoning of Rezoning Request #988 for property located at 3114 Browns Mill Road, from B-4 (Planned Arterial Business) to MS-1 (Medical Services).

The minutes of the regularly scheduled Planning Commission meeting on August 12, 2014, were approved by a 7 – 0 vote.

The first item on the agenda was to consider Preliminary Plat approval of Park Place Addition, a 4-lot, 5.15 acre subdivision located at the end of Harbor Approach. The property was recently annexed with R-2A zoning. The petitioner is John Issacs.

Public Hearing was held and no one spoke.

**Motion: Cole
Second: Clarke**

**To recommend Preliminary Plat approval of
Park Place Addition.**

The motion passed by a 7 – 0 vote.

The second item on the agenda was to consider Rezoning Request #984 for property located at 100 E. Highland Road from R-4 (Medium Density Residential) to PB (Planned Business) and R-1 (Low Density Residential). The property is currently vacant; however, petitioner proposes to construct a 13,500 square foot retail development on the property. The petitioner is Tyler Lindsey.

Public Hearing was held.

Daniel Smith, 2230 Duncan Road, spoke in favor on behalf of the petitioner by stating that after speaking with the surrounding community, he feels that this development will be beneficial to Johnson City. The many reasons include that the property has a high amount of traffic which if utilized will increase revenue, it will then preserve residential character of the rear of the site, which is consistent with adjacent properties at the intersection, a similar rezoning was recently done at the intersection with Walgreens, and that the construction will overall improve the corner site.

Motion: Rothe
Second: Zajonc

To recommend approval of Rezoning Request #984 for property located at 100 E. Highland Road, from R-4 (Medium Density Residential) to PB (Planned Business) and R-1 (Low Density Residential) per staff recommendation.

The motion passed by a 7 – 0 vote.

The third item on the agenda was to consider Rezoning Request #987 for property located at 217 E. Market Street from B-2 (Central Business) to B-3 (Supporting Central Business). There is an existing building on the property requested for rezoning that has been used as a residence. The petitioner proposes to utilize the existing building as an office and add a car sales use to the property. The petitioner is Travis Blount.

Public Hearing was held and no one spoke.

Motion: Cole
Second: Rothe

To recommend denial of Rezoning Request #987 for property located at 217 E. Market Street, from B-2 (Central Business) to B-3 (Supporting Central Business).

The motion passed by a 7 – 0 vote.

The last item on the agenda was to consider Rezoning Request #989, for property located along Coldwater Drive, from B-4 (Planned Arterial Business) to R-5 (High Density Residential). The property is currently vacant; however, the petitioner proposes to construct six units, two three unit buildings. The petitioner is Joe Laporte III.

Public Hearing was held.

Jonathan Lewis, spoke in favor representing the petitioner, stating that he is available to answer questions from the commission.

Motion: Cole
Second: Staton

To recommend approval of Rezoning Request #989, for property located along Coldwater Drive, from B-4 (Planned Arterial Business) to R-5 (High Density Residential).

The motion passed by a 7 – 0 vote.

There being no further business, the meeting was adjourned at 7:25 p.m.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary